

Minneapolis City Planning Department Report

Site Plan Review (BZZ-433)

Date: January 28, 2002

Date Application Deemed Complete: December 7, 2001

End of 60 Day Decision Period: February 5, 2002

Date Extension Letter Sent: January 8, 2002

End of 120 Day Decision Period: April 4, 2002

Applicant: Jesse's Concepts, Inc. dba Baja Riverside

Address Of Property: 1501 (Restaurant) & 1507 (parking lot) South 6th Street

Contact Person and Phone: Mark Anderson 952-736-2552

Planning Staff and Phone: Jim Voll 612-673-3887

Ward: 6 **Neighborhood Organization:** Cedar Riverside\West Bank

Existing Zoning: I1 Light Industrial District & Industrial Living Overlay District.

Proposed Use: Restaurant and accessory parking lot.

Appropriate Section(s) of the Zoning Code: Chapter 530 Site Plan Review.

Previous Actions: The previous tenant, Vinnie's restaurant, applied for, but did not complete site plan review (PR-565) in 1999.

Background: This item was continued from the January 14, 2002 meeting of the City Planning Commission to allow for posting of public notice on the property. Jesse's Concepts plans to open a restaurant, Baja Riverside, in the building at 1501 South 6th Street. The previous tenant, Vinnie's restaurant, applied for, but did not complete site plan review (PR-565) in 1999. A restaurant is a permitted use in the I1 Light Industrial District, but requires compliance with the site plan review section of the zoning code. A sit down restaurant, where alcoholic beverages are served, is required to have not less than sixty (60) percent of total gross sales revenue from the sale of food, and beverages not containing alcohol. The applicant has provided a business plan and a written statement indicating that the business will meet this standard. If the business does not meet this standard it may be classified as a nightclub, which requires a conditional use permit in the I1 District. In addition, it would be required to be located five hundred (500) feet from a residence or office residence district. Since there is R6 Multi-family zoning across 6th Street to the north and OR2 Office Residence zoning across 15th Avenue to the west, it would not be possible to meet this standard.

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The zoning code requires 57 parking spaces for this use. The applicant is applying for a liquor license. The liquor license code has separate and more restrictive parking standards from the zoning code. The liquor license code requires 63 parking spaces for this use. There is not a variance process for the liquor license parking requirements. Based on the information supplied to staff it appears that 63 spaces can be provided on site, which would satisfy the zoning code requirement and the liquor code requirements. The site meets zoning code standards for a sit down restaurant. However, approval of a site plan does not include liquor license approval. The Licensing Department determines the license approval. This is separate from zoning code approval of a site plan for the restaurant and accessory parking lot design.

This site is adjacent to and north of the Cedar/Riverside LRT station, which is currently under construction. The Cedar-Riverside Business Association sent a letter of support for a liquor license (please see attached letter) and the West Bank Community Coalition voted to support a liquor license at the site (see attached letter).

SITE PLAN REVIEW

Required Findings for Major Site Plan Review

- A. The site plan conforms to all applicable standards of Chapter 530, Site Plan Review. (See Section A Below for Evaluation.)**
- B. The site plan conforms to all applicable regulations of the zoning ordinance and is consistent with applicable policies of the comprehensive plan. (See Section B Below for Evaluation.)**
- C. The site plan is consistent with applicable development plans or development objectives adopted by the city council. (See Section C Below for Evaluation.)**

Section A: Conformance with Chapter 530 of Zoning Code

BUILDING PLACEMENT AND FAÇADE:

- Placement of the building shall reinforce the street wall, maximize natural surveillance and visibility, and facilitate pedestrian access and circulation.
- First floor of the building shall be located not more than eight (8) feet from the front lot line (except in C3S District or where a greater yard is required by the zoning ordinance). If located on corner lot, the building wall abutting each street shall be subject to this requirement.
- The area between the building and the lot line shall include amenities.
- The building shall be oriented so that at least one (1) principal entrance faces the public street.
- Except in the C3S District, on-site accessory parking facilities shall be located to the rear or interior of the site, within the principal building served, or entirely below grade.
- For new construction, the building façade shall provide architectural detail and shall contain windows at the ground level or first floor.
- In larger buildings, architectural elements shall be emphasized.

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- The exterior materials and appearance of the rear and side walls of any building shall be similar to and compatible with the front of the building.
- The use of plain face concrete block as an exterior material shall be prohibited where visible from a public street or a residence or office residence district.
- Entrances and windows:
 - Residential uses shall be subject to section 530.110 (b) (1).
 - Nonresidential uses shall be subject to section 530.110 (b) (2).

The building is existing and is located up to the property lines. The principal entrance opens onto the corner of 15th Avenue South and South 6th Street.

ACCESS AND CIRCULATION:

- Clear and well-lighted walkways of at least four (4) feet in width shall connect building entrances to the adjacent public sidewalk and to any parking facilities located on the site.
- Transit shelters shall be well lighted, weather protected and shall be placed in locations that promote security.
- Vehicular access and circulation shall be designed to minimize conflicts with pedestrian traffic and surrounding residential uses.
- Traffic shall be directed to minimize impact upon residential properties and shall be subject to section 530.140 (b).
- Areas for snow storage shall be provided unless an acceptable snow removal plan is provided.
- Site plans shall minimize the use of impervious surfaces.

The entrance of the building opens onto the public sidewalk. A four-foot walkway will be provided at the west end of the parking lot to connect the lot and the public sidewalk. Public Works has reviewed the parking lot for access and circulation and finds the design acceptable if the proper stall size and drive aisles are provided. Public Works requires that a fence be provided along the east end of the lot to separate the site from the parking lot to the east. Public Works requires that the western most curb cut be restored to curbing and sidewalks if it is to be closed. There is very little room for snow storage so a snow removal plan is required at the final site plan stage.

The applicant is applying for a liquor license. While the zoning code requires 57 parking spaces for this use, the liquor licensing code has separate and more restrictive parking standards that requires 63 parking spaces. There is not a variance process for the liquor license parking requirements. Based on the information supplied to staff it appears that 63 spaces can be provided on site, which would satisfy the zoning code requirement and the liquor code requirements. However, approval of the site plan by the City Planning Commission is not a liquor license approval. This is separate from zoning code approval of a site plan for the restaurant and accessory parking lot design. Three handicapped accessible parking spaces are required. One of the three spaces is required to be van accessible. The plan shows three handicapped accessible spaces, but they do not have the proper dimensions. The final site plan will be required to show parking spaces that meet the required dimensions of zoning code.

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LANDSCAPING AND SCREENING:

- The composition and location of landscaped areas shall complement the scale of the development and its surroundings.
 - Not less than twenty (20) percent of the site not occupied by buildings shall be landscaped as specified in section 530.150 (a).
- Where a landscaped yard is required, such requirement shall be landscaped as specified in section 530.150 (b).
- Required screening shall be six (6) feet in height, unless otherwise specified, except in required front yards where such screening shall be three (3) feet in height.
- Required screening shall be at least ninety-five (95) percent opaque throughout the year. Screening shall be satisfied by one or a combination of the following:
 - A decorative fence, a masonry wall, or a hedge.
- Parking and loading facilities located along a public street, public sidewalk or public pathway shall comply with section 530.160 (b).
- Parking and loading facilities abutting a residence or office residence district or abutting a permitted or conditional residential use shall comply with section 530.160 (c).
- The corners of parking lots shall be landscaped as specified for a required landscaped yard. Such spaces may include architectural features such as benches, kiosks, or bicycle parking.
- Parking lots containing more than two hundred (200) parking spaces: an additional landscaped area not less than one hundred-fifty (150) square feet shall be provided for each twenty-five (25) parking spaces or fraction thereof, and shall be landscaped as specified for a required landscaped yard.
- All parking lots and driveways shall be defined by a six (6) inch by six (6) inch continuous concrete curb positioned two (2) feet from the boundary of the parking lot, except where the parking lot perimeter is designed to provide on-site retention and filtration of stormwater. In such case the use of wheel stops or discontinuous curbing is permissible. The two (2) feet between the face of the curb and any parking lot boundary shall not be landscaped with plant material, but instead shall be covered with mulch or rock, or be paved.
- All other areas not governed by sections 530.150, 530.160 and 530.170 and not occupied by buildings, parking and loading facilities or driveways, shall be covered with turf grass, native grasses or other perennial flowering plants, vines, mulch, shrubs or trees.
- Installation and maintenance of all landscape materials shall comply with the standards outlined in section 530.220.
- The city planning commission may approve the substitution or reduction of landscaped plant materials, landscaped area or other landscaping or screening standards, subject to section 530.60, as provided in section 530.230.

Approximately 19 percent of the site is landscaped. An eight-foot wide landscaped buffer is provided along the public sidewalk along South 6th Street. Approximately six feet of this buffer is an interior boulevard (right-of-way). If this area is included in the landscaping calculations approximately 20 percent of the site is landscaped. Staff recommends that the fencing along the front of the site be removed and replaced with a wrought iron type fence as an amenity in lieu of 20 percent landscaping on site.

The eight-foot wide landscape buffers between the 6th Street sidewalk and the parking lot contain community gardens. These gardens do not meet the landscaping and screening requirements of the site plan review chapter of the code. However, staff recommends that they be allowed to remain, as they are a unique community feature. If in the future the gardens are ever abandoned the applicant would be required to provide landscape screening in compliance with the standards of the code. Four trees are required along the 6th Street frontage, but it may be difficult to install them due to the community

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gardens. Since there are large trees in the boulevard and since the gardens are a unique community feature, staff recommends that the requirement for four trees be waived. The wrought iron type fencing would be an amenity in lieu of the tree requirements.

The applicant has not submitted a complete landscaping plan for the area at the rear of the site. The landscaping plan for the rear of the site (facing the new LRT station) is required at the final site plan stage and should show the required trees, bushes, screening, and new fence location. The applicant proposes a new 8-foot high chain link fence in this area. Staff recommends that this fence be black vinyl coated chain link fencing. The LRT project has a construction easement over the landscape area at the rear of the site for the next three years. Landscaping improvements would not be required in this area until this easement is released.

Concrete curbing is not necessary along the south side of the lot due to the location of the building on the property to the south and because of the large open space area, which water could be allowed to run onto for retention. Curbing is not required along the west property line due to the building location. Curbing is not necessary along the east side of the lot as it may hinder drainage. However, Public Works requires that a guard rail type fence be installed here to separate the parking lot from the lot to the east. Six-inch by six-inch continuous curbing is required along the back side of the eight-foot landscaped strips (community gardens) between the sidewalk and the parking lot.

ADDITIONAL STANDARDS:

- Lighting shall comply with the requirements of Chapter 535 and Chapter 541. A lighting diagram may be required.
- Parking and loading facilities and all other areas upon which vehicles may be located shall be screened to avoid headlights shining onto residential properties.
- Site plans shall minimize the blocking of views of important elements of the city.
- Buildings shall be located and arranged to minimize shadowing on public spaces and adjacent properties.
- Buildings shall be located and arranged to minimize the generation of wind currents at ground level.
- Site plans shall include crime prevention design elements as specified in section 530.260.
- Site plans shall include the rehabilitation and integration of locally designated historic structures or structures that have been determined to be eligible to be locally designated. Where rehabilitation is not feasible, the development shall include the reuse of significant features of historic buildings.

The building is existing. Lighting shall comply with the requirements with Chapters 535 and 541 of the code. The City's crime prevention through environmental design (CPTED) standards recommends that all vegetation should follow the 3 foot - 7 foot rule, which states that plantings should not exceed three feet in height and that the canopies of trees should be over seven feet in height allowing a window of visibility into the site.

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Section B: Conformance with All Applicable Zoning Code Provisions and Consistency with the Comprehensive Plan

ZONING CODE:

Specific Development Standards (Section 536) for a Restaurant, sit down:

(1) Where alcoholic beverages are served, not less than sixty (60) percent of total gross sales revenue shall be from the sale of food and beverages not containing alcohol, and the use shall comply with the requirements of Title 14, Liquor and Beer, of the Minneapolis Code of Ordinances and Chapter 4 of the Minneapolis City Charter.

(2) The premises, all adjacent streets, sidewalks and alleys, and all sidewalks and alleys within one hundred (100) feet shall be inspected regularly for purposes of removing any litter found thereon.

Hours of Operation: Hours of operation allowed under the II Light Industrial District are 6:00 a.m. to 10:00 p.m. Sunday through Thursday and 6:00 a.m. to 11:00 p.m. Friday and Saturday. The applicant proposes to be open until 1:00 everyday as allowed by the liquor code requirements. Until a liquor license is obtained the applicant would need a CUP to operate beyond these hours.

Dumpster screening: Section 535.80. Refuse storage containers shall be enclosed on all four (4) sides by screening compatible with the principal structure not less than two (2) feet higher than the refuse container or shall be otherwise effectively screened from the street, adjacent residential uses located in a residence or office residence district and adjacent permitted or conditional residential uses. The applicant has not indicated on the site plan where the dumpster is located. If it is located outside it shall be screened per code.

Window obstructions: 543.350. Window signs. Window signs shall be allowed, provided that such signage shall not exceed thirty (30) percent of the window area, whether attached to the window or not, and shall not block views into and out of the building at eye level. Window signs shall be included in the calculation of the total permitted building sign area, except as provided for temporary signs in section 543.330.

Signage: No signage information has been provided. All new signage is required to meet the standards of the zoning code and will require Zoning Office review and approval.

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MINNEAPOLIS PLAN: *The Minneapolis Plan* designates the Cedar Riverside area as an Activity Center. While a large surface parking lot is not the type of land use that is encouraged for Activity Centers, the lot is permitted under the I1 Zoning and is existing. Policy 4.7 states that "Minneapolis will identify and support Activity Centers by preserving the mix and intensity of land uses and enhancing the design features of each area that give it a unique and urban character." One of the implementation steps of this policy states that the city should "develop parking facilities and management strategies that accommodate high customer demand, promote shared facilities and minimize visual impact and adverse effects on pedestrian and sidewalk traffic." The proposed site improvements to the parking lot are in conformance with this policy of the comprehensive plan.

Section C: Conformance with Applicable Development Plans or Objectives Adopted by the City Council

The Minneapolis Plan designated this area as a study area due to the location of an LRT station. The City Council approved the *Franklin/Cedar-Riverside Transit Oriented Development Master Plan* for the area around the Cedar/Riverside LRT station on December 28, 2001. A surface parking lot is not the desired type of development for a parcel close to the LRT station. The plan states that "parcels immediately adjacent to the station platform should contain uses that promote pedestrian activity and promote either destinations or origins for LRT and transit system patrons." However, the parking lot is a permitted use in the I1 District and is existing. In this case site plan review is not a process to allow a lot, but rather it is a process to improve the condition of the lot.

Alternative Compliance. The Planning Commission may approve alternatives to any major site plan review requirement upon finding any of the following:

- **The alternative meets the intent of the site plan chapter and the site plan includes amenities or improvements that address any adverse effects of the alternative. Site amenities may include but are not limited to additional open space, additional landscaping and screening, transit facilities, bicycle facilities, preservation of natural resources, restoration of previously damaged natural environment, rehabilitation of existing structures that have been locally designated or have been determined to be eligible to be locally designated as historic structures, and design which is similar in form, scale and materials to existing structures on the site and to surrounding development.**

Alternative compliance was used to allow a wrought iron type fence to be an amenity in lieu of 20 percent landscaping on site and to waive the requirement of four trees along the 6th Street frontage.

- **Strict adherence to the requirements is impractical because of site location or conditions and the proposed alternative meets the intent of this chapter.**
- **The proposed alternative is consistent with applicable development plans or development objectives adopted by the city council and meets the intent of this chapter.**

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RECOMMENDATION OF THE CITY PLANNING DEPARTMENT:

The City Planning Department recommends that the City Planning Commission adopt the above findings and **approve** the site plan review application for a restaurant and an accessory parking lot located at 1501 and 1507 South 6th Street subject the following conditions:

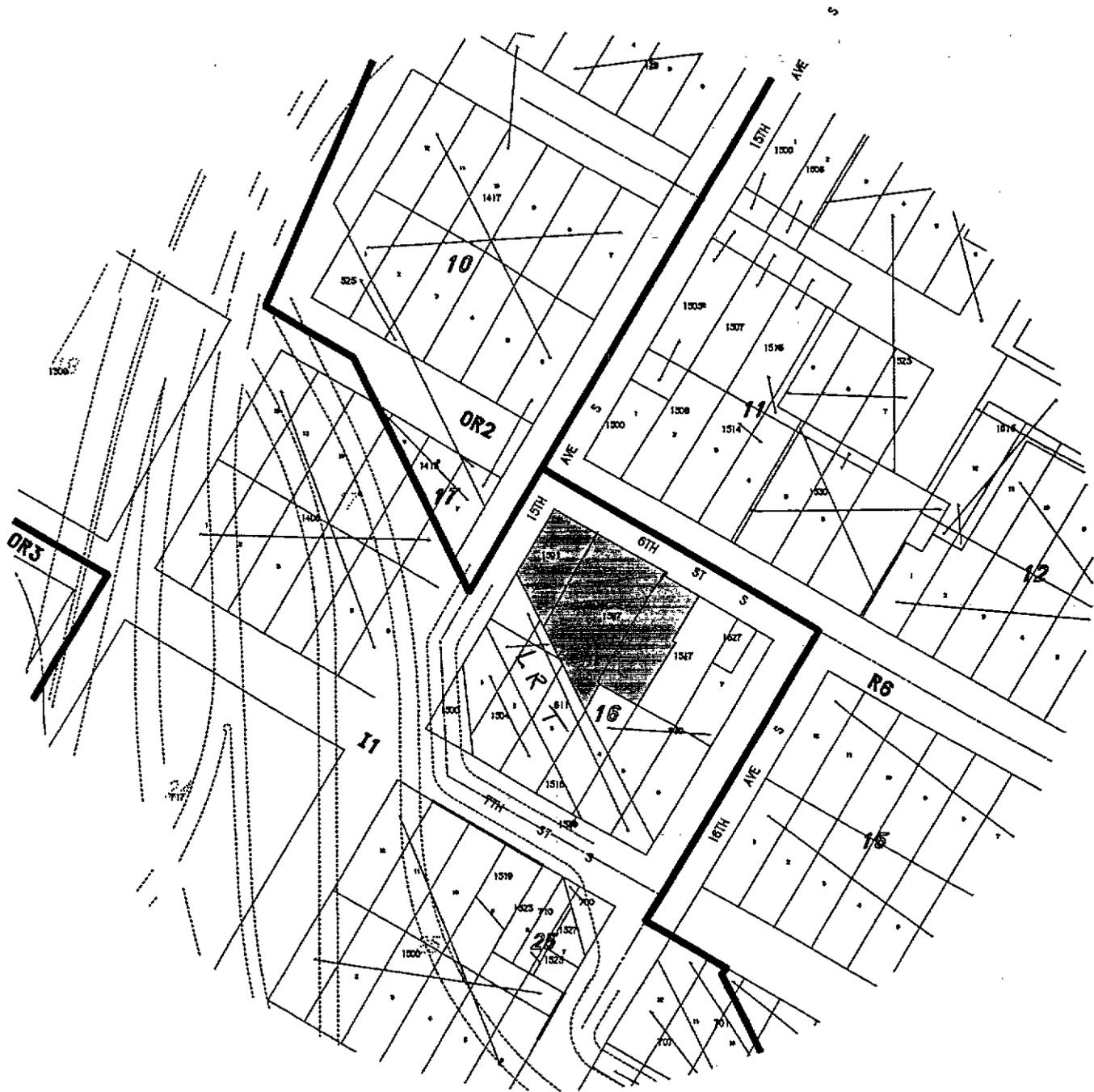
- 1) Staff review and approval of the final site, landscaping, and snow removal plans. All site improvements shall be completed by October 30, 2002 or permits may be revoked for noncompliance.
- 2) If estimated site improvement costs exceed \$2,000, the applicant shall submit a performance bond in the amount of 125% of the estimated site improvement by April 15, 2002.
- 3) The site is subject to the applicable development standards for restaurants found in Chapter 536 of the Zoning Ordinance.
- 4) Dumpsters and trash receptacles shall be screened per code.
- 5) Provision of properly dimensioned handicapped accessible spaces, one of which is required to be van accessible.
- 6) Removal or repair of the fencing at the rear of the building at 1507 South 6th Street.
- 7) The new chain link fence along the south property line shall be black vinyl coated chain link fencing.
- 8) Provision of a three to four foot high wrought iron type fence along the 6th Street frontage.
- 9) Removal of all outside storage and litter on the site.
- 10) The use is subject to the hours of operation (open to the public) under the II District unless the applicant obtains a liquor license or a CUP for extended hours.

APPLICANT'S NAME

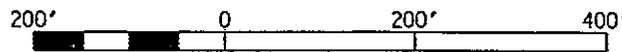
TELEPHONE

2601 Central Av NE, Mpls MN 55418

ADDRESS



SCALE



PROPERTY ADDRESS

1501 6th St S

1507 6th St S

FILE NUMBER

BZZ-433

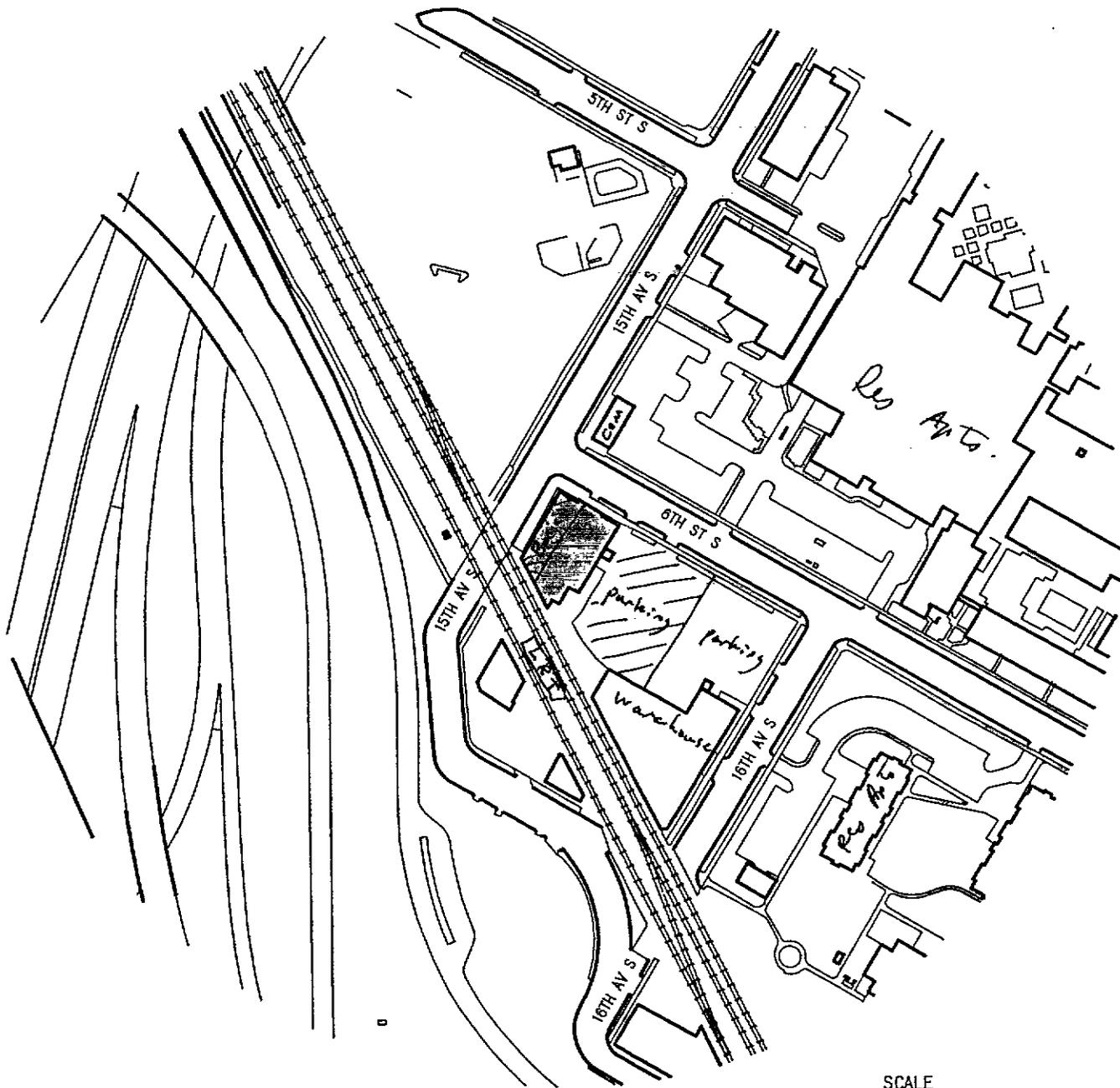
APPLICANT'S NAME
2601 Central Av NE, Mpls MN 55418

TELEPHONE

ADDRESS

APPLICATION _____ 2001 CITY PLANNING _____ 2001
 BD. OF ADJUST _____ 2001 CITY COUNCIL _____ 2001

21 ZONING MAP CHANGE _____ 2001 INITIAL _____ **6th**
 ZONING PLATE WARD



PETITION FOR AMENDMENT		APPEAL FOR VARIATION	BOARD ACTION
PRESENT ZONING	PROPOSED ZONING		

PROPERTY ADDRESS
1501 6th St S 1507 6th St S

FILE NUMBER
BZZ-433

August 20, 2001

Mr. Grant J. Wilson
Inspector, Licenses and Consumer Services
City of Minneapolis
City Hall
Room 1-C
350 Fifth Street South
Minneapolis, Minnesota 55415-1391

Subject: Neighborhood Review by Residents of the Application for a Class B Liquor License for Baja Riverside, 1501 Sixth Street South, Minneapolis, Minnesota

Mr. Wilson:

On August 16, 2001, a Neighborhood Review by residents of the application for a Class B Liquor License by Raul Sacta for the Baja Riverside enterprise at 1501 Sixth Street South, Minneapolis, Minnesota 55454, was conducted.

The undersigned, George G. Gammans, the Convenor for the District III Organization of the West Bank Community Coalition, as well as the Vice President of the West Bank Community Coalition, conducted this Neighborhood Review. The Review occurred at the Cedars Pavilion, 630 Cedar Avenue South.

Article 10 of the Bylaws of the West Bank Community Coalition describes the procedures for the notification of residents of this Review. These procedures were followed without exception.

Raul Sacta, and his attorney, Mark Anderson, made a presentation. A motion was made and seconded to approve this application for a Class B Liquor License. The discussion was favorable, there being no dissenting views. The motion to approve was carried unanimously.

Very truly yours,



George G. Gammans, Convenor
District III Organization, West Bank Community Coalition
620 Cedar Avenue, #210
Minneapolis, Minnesota 55454

cc: Eunice Eckerly, Chair, West Bank Community Coalition, 1808 Riverside Avenue,
Minneapolis, MN 55454

Jim Niland, Council Member, Sixth Ward, 307 City Hall, 350 Fifth Street South,
Minneapolis, MN 55415

Raul Sacta, Proprietor, Baja Riverside, 1501 Sixth Street South, Minneapolis, MN
55454

→ Mark Anderson, Esq., Anderson Law Office, 2605 East Cliff Road, Burnsville, MN
55337

Cedar-Riverside

CRBA

Business Association

August 17, 2001

To whom it may concern:

On Thursday August 16, 2001, Mr. Raul Sacta appeared at our regular monthly CRBA meeting and presented his plans to open a business with a "Class B" liquor license at 1501 South Sixth Street, Minneapolis. His presentation was listed on the agenda of the meeting notice that was mailed out to CRBA members and area businesses.

After considerable discussion, the 21 people present voted unanimously in favor of supporting Mr. Sacta's proposal and there were no objections. This is not an official vote of CRBA because we did not have a quorum present.

Please consider our support in your decision on the issuance of this license.

Sincerely,



Dan Prozinski

President, CRBA

1505 Washington Avenue South

Minneapolis, Minnesota 55454

612.332.8226

proz@bitstream.net

From: The residents of Cedar/Riverside Neighborhood

To: Jim Voll,

City planner, Dept of Zoning,

City of Minneapolis, MN

Re: Neighborhood Associations

Re: Community Leaders

Re: Management Riverside Plaza Apt.

Re: Public housing Authority

**Subject: Cedar/Riverside Community Petition to oppose
licensing Baja Riverside on 1501 So 6th ST.**

We, the residents of Cedar/Riverside, herby thank your honorable office for giving us the opportunity to air our grievances.

First of all, we would like to inform you that Cedar/Riverside consists of all Riverside Plaza high-rises as well as adjacent Public housing high-rises. This community is predominantly new immigrants who have fled from civil war and instability. They have found peace and safe environment where they can raise their children. They have businesses

such as halal groceries, restraunts, little malls as well as mosques where they gain their spiritual needs. Majority of this community does not consume alcohol at all.

Therefore, we want to notify you that we strongly oppose that the proposed bar and restraunt by Baja Riverside on 1501 so 6th ST for the following reasons.

- ✍ This community has already nine bars and nightclubs that are close to each other. They are all stretched out on Cedar Ave and Riverside Ave.
- ✍ The existing alcohol serving establishments attract more troublemakers, assaults, shootings, car thefts, burglary crimes and parking problems than the community can handle.
- ✍ The number of school dropouts as well as homelessness among our youth due to learned alcohol consumption is alarmingly rising and visible.
- ✍ This property the bar wants to occupy is way inside of our residential area (on 6th and 4th) while other bars are on the main Cedar/Riverside. This property can not be a bar and its likes because

it is located right in front of Chase building where 14 school buses pick up and drop off hundreds of un-escorted school children day and night. It is very busy with children crossing to both sides of 6th ST.

- ✍ Adjacent to this property is our main Mosque where the several hundreds of children, women, elderly and men practice their religion throughout the day and night as they please.
- ✍ This business will attract and bring in a lot of traffic, violence, assaults, shootings, accidents, and unpleasant crowds right into our homes.
- ✍ The safety of our community, especially working women and who get off buses from the main street and walk home late at night, will be compromised. And this will create more setbacks for most of our fragile single parent families.
- ✍ Soon the light rail will be the community's main public transportation but unfortunately the location of this bar (right between the riders and light rail station) and its negative attraction will render it unattractive as public transportation mode for the whole community.

Therefore accept our petition to deny the licensing of Baja Riverside for to conduct alcohol-serving business on the property aforementioned.

We hope you help us sustain safety of this thriving community.

PETITION LIST

- ① SULEIMAN 612343817
- ② ADEN ——— 612-329-8792.
- ③ Said Salah Ahmed 612-337-0339
- ④ Hassan Warsame (612) 338 4401
- ⑤ Ahmed Jama Yagub (612) 338 8467
- ⑥ Abdulahi Mohamoud (612) 333-5848
- ⑦ Mohamed Dhoof Fawrah
- ⑧ Hassan ABDI IBRAHIM-612-3321159
- 9- Mohamed Ali ——— 612-333-0772
- 10- Garaad K NOR ——— (612) 343-7278
- 11- YASIN M. JAMA ——— (612) 339 2742
- 12- Yakub Oushe Ibcad ——— (612) 332-6893
- 13- Abdicasis Azi Warsame ——— (612) 344-8024
- 14- ABDIGANI WARSAME ——— (612) 806-0039

PETITION LIST

- (1) Abdirizak A. Bihi ————— 275-1099
- (2) Hassan Egal ————— 695-3029
3. Hassan Jama ————— 612-343-5050
4. Dahir Ali ————— 612-275-8607
5. Raage Mohamed ————— 612-659-7890
6. IDIRIS NOR ————— 612-6308094
7. SAID Keire ————— 612-228-0645
8. Abdiwahab A Mohamed ————— 612-332-8587
9. JAMAL ————— 612-332-5537
10. Abdisamad Mohamed ————— 612-338-4192
11. AbukAR A. Guled ————— 612-339-8764
12. Ismail M. Huse ————— 612-370-0787
13. Osman M. Abdu ————— 612-339-8360
14. ALI MOHAMOUF ————— 612 692-82-06
15. Ali Farah ————— (612) 338-4383
16. Abdirisak ALI ————— (612) 338-3379
17. Mansur Yusuf ————— 612 692 80 19

Shahri Farah

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MARIAN HASSAN

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Khaderu Abdo 612-612-3410860

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19: Hawo Hanaf (612) 340-1488

20 = Marga Egal (612) 332-5785

21 = Asha Sheikh (612) 359-9679

22 = Hawo Shiru (612) 659-1898

23 Hamida Jama (612) 359-9320

24 = Hawo Harsi (612) 3050 354 -

25 = Hawo Ali (612) 813-1490

26 = Hasna (612) 339-2341

27 Fadun (612) 330-0075

28 = Ardo ILmi (612) 664-8817

29 Khadija Aden (612) 339-5142

30 FADUMA ADAN - (612) 349-5994

31 Asha Ali
(612) 333-8533

32 - Emar ISMAIL - 612-267 1256

33 Mohamed Ali 1615 8th St. m2302 mpls, Mn 55484
(612) 339-2579

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Name - Phone number

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- 2- Abderizag NUR. Tel. 612-339-3173
- 3- Abdulahi mohamed tel: 612-341-3779
- 4- Ali I Hosh Tel (612) 3714502
- 5- DAYB Abdi +. 339 5625
- 6- Abdinasir Budul Tel: 612-339-5353
7. Abdullah Ajeed tel 612-332-1858
- 8- Hassan ABDI IBRAHIM Tel. 612-3321139-
- 9- ABDIASHID HASSAN N 612-338-5271
- 10- Mohamed Abdi 612-339-5353
- 11- Aden NOOR 612-659-0710
- 12- Abdulkhatij M. Osman 612-7061597
- 13- Aydarus Hussein 612-781-7899
- 14- Qassim Hussein 612-781-7897
- 15- Muse Mohamed 612-879-5925
16. Adan ALI (612) 377-1404
- 17- Liban Osman (612) 874-1549
- 18 Abdishahid Omar 651-699-5623
- 19 Ibrahim Hassan 612-378-20427
- 20 - Mohamed Ibrahim 612-379-0303

- 114 Omar mahamud 612 597 0422
- 115 Abdulwali Warsame 612-874-1549
- 16 Abdul kadir Bidare 612-874-8146
- 7 Ahmed ABDULLAHI-612-766-0344
- 18 Ali H. Hussein
- 19
- 20 Jellaa Kadir 612 871 3149
- 21 Ahmed Yahya 612,343-3312
- 22 Hussin AWAD 612- 339 6771
- 23 ABDULKADIR Mohamed 612- 340 18 35
- 24
- 25 YASIN MOHAMED (612) 612-343-7407
- 26 Abdullah Gessod (612) 343-0616
- 27 Abrikarim H. Farah (611) 874 8146
- 28 Abukar A. Omar 612. 343-0495
- 29 Hersi W Warsame 612 343-0495
- 30 Abdullahi Mohamed 612-588-4513
- 31 MUKHTAR MATILIN 612-3370425
- 612 869-9422
- 32 Adim idris 612770-779
- 33 Ahmed Igge 612-340-1307
- 34 Mohamed Jimale 612 720-8158
- 35 Ahmed Mohamed Askar (612) 339-9451
- 36 Abadi Jama 612-319-0303

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	Name	Phone-Number
1-	Hassan Derie	
2-	ABDULAHY MOHAMOUD	(612) 333-5848
(3)	Aden Bile JAMA	612-3750651
(4)	ABDELQADER WARSAME	612-339-9835
5	Ahmed abdi ABdulle	612 339-5353
6-	Abdurahma Mohamed Adam	612-359-0808
7	Kahin Hulballe Hussein	612-332-5537
8	Mohammed	
9	Mohamed Hassan	612 221 2631
		612-379-0303
10	HASSA Ibrahim Abdi	
		(612) -317-1016
11.	ABDI WARSAME	
12.	Salal A Ismail Ahmed	763-781-5207

37 - MUHAMMAD M. Dhudhi (612) 341-4245

38 - Abdullahi Yusuf (612) 339-3091

39 - Abulqadir, Jama. (612) 879,5771

40 - NURUDDIN ISSE (612) 659-1040

41 - Omar A. Bili (612) 677-0114

42 Jamaal A. Olowu (612) 870-0457

43 ABDULMENNAN HUSSEIN (612) 298-4337

44 Abdullahi Mohamed (612) 207-3374

45 MOHAMMED ISSA (612) 490-4949

46 MUSTAFA DAHIR (612) 339 4624

47 Karim ELmi Adam (612) 339 8994

48 Abdihakim Mohamed (612) 339-2222

49 Ayank D Nuh (612) 871-8537

50 Kassim S. Mohamed (612) 825-6561

51 Said Nur

52 Haeybe KAPIE (612) 384-6409

53 Asdi Jama (612) 821-4300

54 (612) 341-4243

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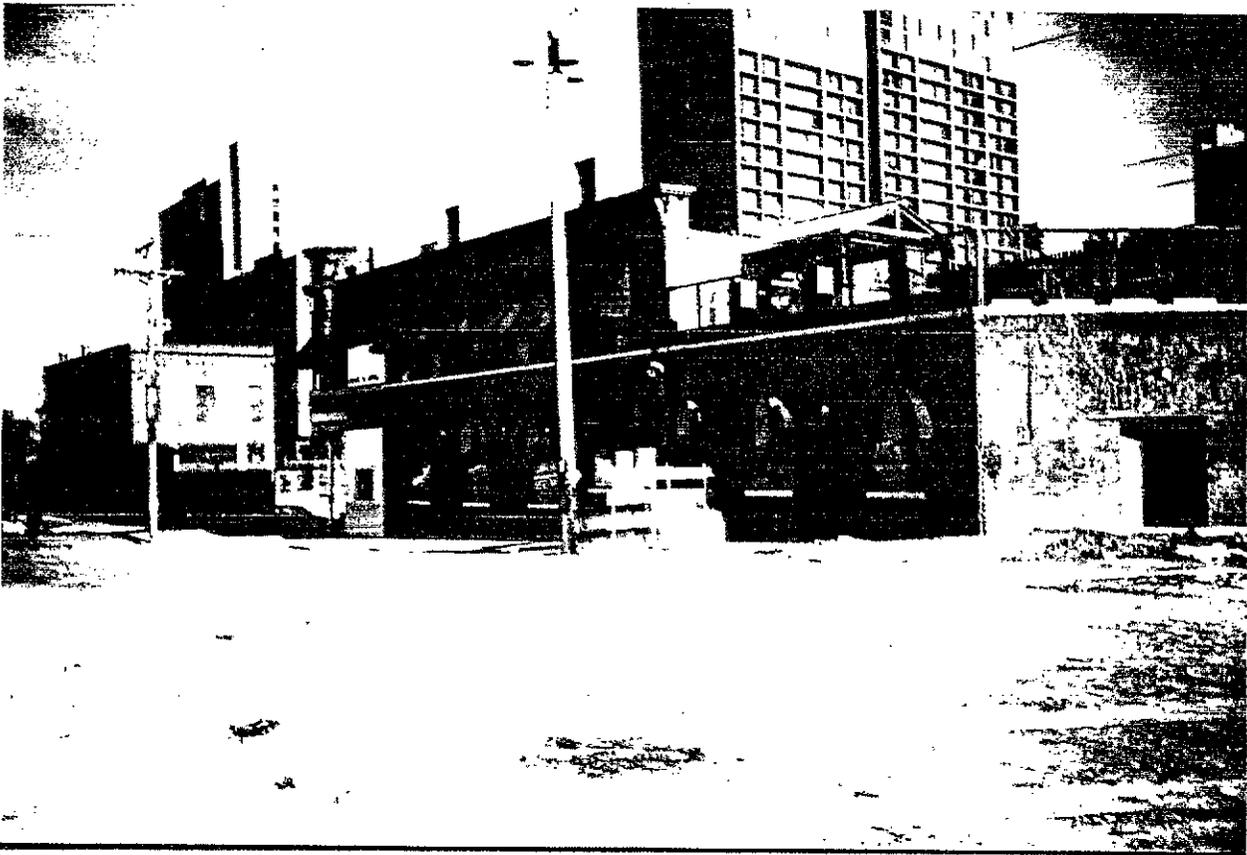
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- Mustafa Hwareh (612) 339-1501
- 52 Abdulahi Ahmed Jarah (612) 8746464
- 53 Hassan Farah
54 Ahmad Mohamed (612) 874-9782
- 55 612 388-1100
- 56 Cali ADEN Carab 612-332-6075
- 57 Dahir ALI JAMA 651-731-6872
- 58 Ahmad Mohamud HUSSEIN 612-871-5160
- 59 BILE M. SUGULLE 612-332-2796
- 70 Shaffiq Ahmed Farah 612-333-0359
- 71 ABDIRISAK BASHIR Farah 612-332-0537
- 72 Fawsa mahamud F. 612-337-0537
- 73 Sicudo Bashir F. 612-337-0537
- 74 Mohamed Dhadh Farah 612-871-8848
- 75 mohammed Barre 612-3393173
- 76 Abdirizak Nour 612-3393173
- 77 Maxamed Abdi 612-332-7131
- 78 Zakariya Abdi
- 79 HASSAN Mohamed (612)-332-9591
- 80 Ahmed Abdi (612) 728-8952
- 81 Mohamed A Abdi 952-944-0648
- 82 Yasin Abdikadir 952 935 4264
- 83 952-903 0753
- 84
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Looking easterly at The Baja building across
15th Ave S.



Looking easterly down S. 6th Street at the front
at the sidewalk lot



Looking west at the rear of the lot.

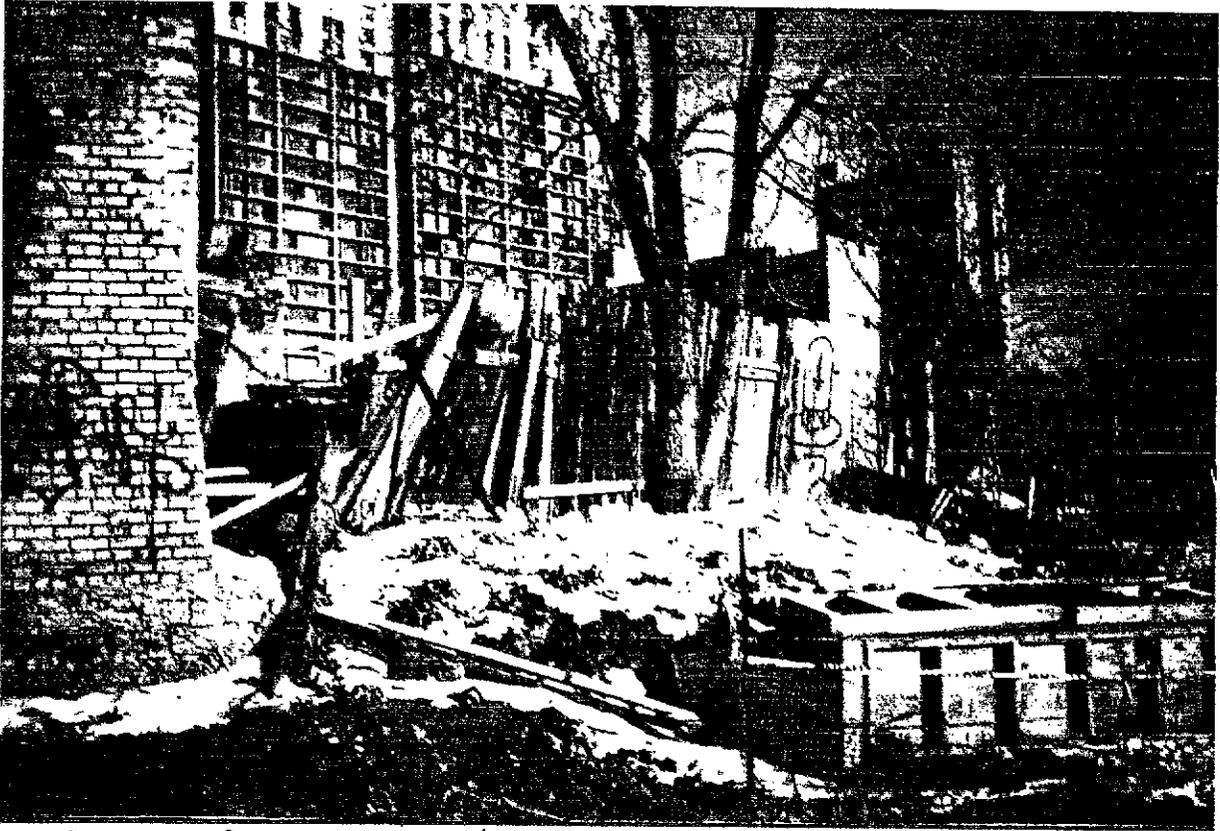


Looking east at the rear of the lot



West side of the parking lot





Rear of 1567 building



LRT station & rear of the site